

20002767

SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY FOREST GLEN ASSOCIATES, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO FG ASSOCIATES, LLC, BY DEED DATED DECEMBER 29, 2017 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT #180003933 ON DECEMBER 29, 2017.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT, KNOWN AS FOREST GLEN SECTION 5 PHASE 1, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Matthew H Lusk 2-12-2020
FOR FG ASSOCIATES, LLC DATE

PRINTED NAME

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City
TO-WIT:

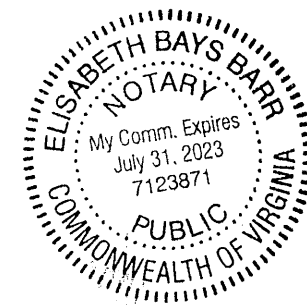
I, Elisabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 12 DAY OF February, 2020.

MY COMMISSION EXPIRES 7/31/2023

Elisabeth Bays Barr
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7123871



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Samuel J. Bickers 09/13/2019
SAMUEL J. BICKERS, L.S. #002304 DATE

CERTIFICATE OF APPROVAL

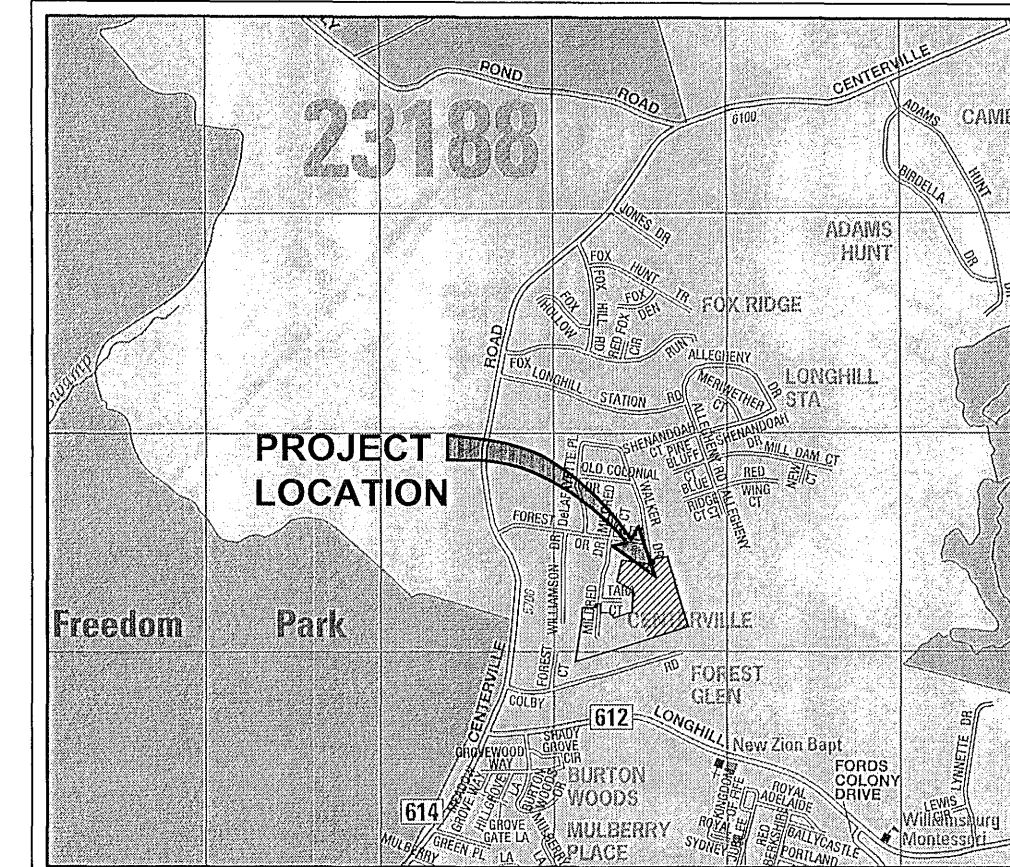
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Ellen Cook 2/14/20
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

Shawn Brasher 13 Feb 2020
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 3110100082. PROPERTY ADDRESS: 310 WALKER DRIVE, WILLIAMSBURG, VA 23188
- THE SITE IS CURRENTLY ZONED R-2 GENERAL RESIDENTIAL W/CLUSTER OVERLAY PER APPROVED SUP-0026-2016.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- SETBACK REQUIREMENTS: AS SHOWN
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- UNLESS OTHERWISE NOTED ALL DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS ARE TO REMAIN PRIVATE.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY CONVEYED TO JCSA AND ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG THE PROPERTY LINE BETWEEN EACH LOT.
- THIS PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0108D, PANEL 0108D FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN. (BASE FLOOD ELEVATION 7.5' DETERMINED).
- THIS PLAT WAS BASED ON DEED AND PLATS OF RECORD AND A BOUNDARY SURVEY PERFORMED BY AES CONSULTING ENGINEERS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- CONSTRUCTION PLANS (S-0036-2017) FOR SECTION 5 WERE APPROVED ON AUGUST 02, 2019.



VICINITY MAP
(APPROXIMATE SCALE: 1"=2,000')
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21004223

AREA TABULATION
FOREST GLEN- SECTION 5, PHASE 1
LOTS 14 THRU 40 AND COMMON OPEN SPACES #1A, #2A, #3 AND #4

| | | |
|---|---------------------|-------------------|
| AREA OF RESIDENTIAL LOTS | 161,047 S.F. | 3.697 AC.± |
| AREA OF RIGHT OF WAY | 60,791 S.F. | 1.396 AC.± |
| AREA OF COMMON OPEN SPACE #1A (COS #1A) | 20,123 S.F. | 0.462 AC.± |
| AREA OF COMMON OPEN SPACE #2A (COS #2A) | 7,908 S.F. | 0.181 AC.± |
| AREA OF COMMON OPEN SPACE #3 (COS #3) | 86,284 S.F. | 1.981 AC.± |
| AREA OF COMMON OPEN SPACE #4 (COS #4) | 58,940 S.F. | 1.353 AC.± |
| TOTAL AREA SUBDIVIDED (PHASE 1) | 395,093 S.F. | 9.070 AC.± |

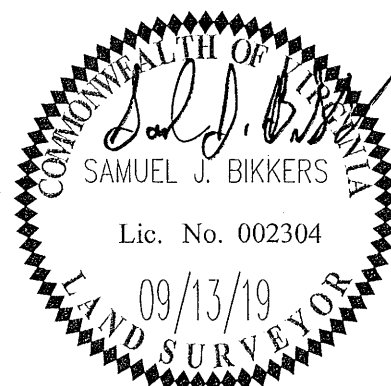
| | |
|---|-----------------------|
| NUMBER OF LOTS (PHASE 1) | 27 |
| AVERAGE LOT SIZE | 5,965 S.F. 0.137 AC.± |
| SMALLEST LOT (LOTS 17-20, 30, 36, AND 40) | 5,000 S.F. 0.115 AC.± |
| LARGEST LOT (LOT 26) | 8,892 0.204 AC.± |
| GROSS LOTS PER ACRE | 2.98 |

3 Large/Small Plat(s) Recorded
herewith as # 200002767

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 20 DAY OF Feb, 2020.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:13 AM/PM
INSTRUMENT # 200002767

TESTE: MONA A. FOLEY, CLERK

| Rev. | Date | Description | Revised By |
|------|----------|------------------------------------|------------|
| 2 | 09/13/19 | REVISED PER COMMENTS DATED 09/2019 | RMS |
| 1 | 07/24/19 | REVISED PER COMMENTS DATED 02/2019 | RMS |



AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

REF: JCC S-0036-2017
PLAT OF SUBDIVISION
LOTS 14 THRU 40 AND
COMMON OPEN SPACES #1A, #2A, #3 AND #4
FOREST GLEN
SECTION 5 - PHASE 1
OWNER / DEVELOPER: FOREST GLEN ASSOCIATES, LLC
POWhatan District | James City County | Virginia

| | |
|-------------------|----------|
| Project Contacts: | SJB/TRS |
| Project Number: | 6195-02 |
| Scale: | N/A |
| Date: | 01/24/19 |
| Sheet Number | 1 of 3 |